

Message Text

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ACTION NEA-09

INFO OCT-01 ISO-00 FBOE-00 A-01 L-02 /013 W

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P 111349Z FEB 75

FM AMEMBASSY MANAMA BAHRAIN

TO SECSTATE WASHINGTON DC PRIORITY 1870

UNCLAS MANAMA 0178

FOR NEA/EX

AMB/ROLAND PHONECON 7 FEB 75

E.O. 11652: N/A

TAGS : AFSP, BA

SUBJECT : PROPOSED CHANCERY BUILDING

REF : MANAMA 0113

1. SINCE OWNER OF BUILDING WE ARE TRYING TO LEASE IS NOT OF AGE, UNDER BAHRAINI LAW ONLY MINOR'S ESTATE DIRECTORATE OF JUSTICE MINISTRY (MED) CAN MAKE LEGAL COMMITMENTS IN HIS BEHALF. IN SEEKING TO PIN DOWN THIS PROPERTY WE HAVE BEEN IN FREQUENT CONTACT BOTH WITH THE OWNER AND HIS "AGENT", AND WITH THE SOMEWHAT GLACIAL MED. RENTAL FIGURE SUBMITTED REFTEL DOES NOT REPEAT NOT HAVE FORMAL MED APPROVAL. MED DIRECTOR HAS NOW INDICATED MED BOARD OF SUPERVISORS MAY FORMALLY DECIDE NEXT WEEK WHETHER WE, OR ONE OF SEVERAL OTHER COMPETING PROSPECTIVE TENANTS, CAN HAVE "THREE YEAR" LEASE ON BUILDING. IN OUR LAST DISCUSSION WITH MED DIRECTOR FEBRUARY 9 WE OBTAINED IMPRESSION MED MIGHT, IN LINE WITH RECENT MARKET FORCES, INSIST ON RAISING RENTAL FIGURE SOMEWHAT ABOVE PRICE QUOTED IN REFTEL.

2. UPON DEPARTMENT'S CONCURRENCE ON RENT AS FINALLY DETERMINED BY MED WE WOULD LIKE AUTHORIZATION TO SEND FOLLOWING LETTER OF INTENT TO LANDLORD THROUGH MED TO HOLD PROPERTY:

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QUOTE THE UNITED STATES GOVERNMENT HERBY GIVES

ASSURANCES OF ITS INTENT TO LEASE THE ENTIRETY OF THE DOSAIRI FAMILY BUILDING PRESENTLY UNDER CONSTRUCTION IN THE QUADIBIYA SECTION ACROSS THE STREET FROM THE AL-BUSTAN COMPLEX IN MANAMA, BAHRAIN, AND 80 FEET OF ADJOINING LAND, FOR ITS USE AS A DIPLOMATIC ESTABLISHMENT. THIS IS WITH THE UNDERSTANDING THAT THE PROPERTY WILL BE LEASED AT THE MONTHLY RATE OF BAHRAINI DINARS BLANK AND NO FILS UPON OCCUPANCY FOR A PERIOD OF THREE TO FIVE YEARS, DEPENDENT UPON ANNUAL APPROPRIATION OF FUNDS BY THE CONGRESS OF THE UNITED STATES OF AMERICA.

THE IMPLEMENTATION OF THIS INTENT ON THE PART OF THE UNITED STATES GOVERNMENT IS SUBJECT TO THE REACHING OF AGREEMENT BETWEEN THE APPROPRIATE PARTIES ON THE TERMS TO BE CONTAINED IN A LEASE AND TO CONSTRUCTION OF THE BUILDING TO THE SATISFACTION OF THE REPRESENTATIVE OF THE UNITED STATES GOVERNMENT IN MANAMA; VIZ. THE ADMINISTRATIVE OFFICER OF THE EMBASSY OF THE UNITED STATES OF AMERICA. UNQUOTE

3. MORE COMPLETE M& R AND F & F ESTIMATES (INCLUDING AIR CONDITIONING) WILL BE SUBJECT SEPTTEL. WE WELCOME NEA/EX EXPLORATION POSSIBILITIES OF UTILIZING SURPLUS A/C FROM ATHENS AND ANY AVAILABLE EXCESS BUT TOP CONDITION FURNITURE FROM OTHER NEA POSTS SUCH AS DELHI OR KARACHI, IN ORDER TO BRING DOWN BUDGET COST TO NEA OF MEETING BOTH OUR PRESSING FURNISHING REQUIREMENTS AND NEED TO MOVE TO ADEQUATE OFFICE PREMISES.

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